NOTICE OF PROPOSED NEW OR INCREASED FEES

This Notice of Proposed New or Increased Fees (this "Notice") related to <u>Development User Fee Schedule</u> is hereby provided pursuant to ARIZ. REV. STAT. § 9-499.15. The proposed fees are set forth below.

A public hearing on the proposed adoption of revised <u>Development User Fee Schedule</u> shall be held before the Mayor and Town Council on <u>November 15, 2011</u> at 6:00 p.m. in the Town Council Chambers.

The proposed new fees are to be adopted pursuant to ARIZ. REV. STAT. §§ 9-240.

[New Development User Fee Scheduled Attached]

Town of Buckeye, Arizona

Development User Fee Schedule

| Effective Date: | |
|------------------------|--|
| | |

To bring the Town's cost recovery closer to the actual cost, the Town initiated a project to evaluate the cost of community development-related services. Typically, jurisdictions under-recover costs by a significant amount. While causes of this may vary, it can often be traced to two primary reasons: 1) not fully capturing the time involved in processing applications, permits and other services offered, and 2) not updating user fee schedules on a routine basis.

The evaluation of the Town's current fees was a two-fold process: 1) all development-related tasks performed by Town staff were identified, measured and calculated using an in-depth costing model, and 2) a compilation of Valley-wide community fees was prepared to better understand the current economic climate. The results of this broad-based evaluation are incorporated in the new user fee schedule.

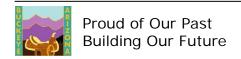
As an added benefit, the Town has adopted a new approach regarding the collection of user fees. Under the guidelines of this new approach, the Town will no longer bill the Developer for services rendered for entitlement services, plan review and construction inspection. Except in rare cases, fees going forward will be paid up front by the Developer or user of services at permit issuance or prior to plan review submittal. Additionally, fees are now inclusive of support staff costs and related costs to each service provided, unless otherwise noted. As an example, construction permit fees including outside consultants will be paid at the time of permit issuance and no additional fees will be charged to the Developer. Also, all plan review fees are paid at the time of each submittal and are inclusive of plan review meetings and other associated support services.

Services provided by the Town's Legal Counsel, which includes preparation and negotiations of development agreements, project negotiations, entitlement services and development services will be charged to the service user after such services are rendered. Legal fees are not included in and are outside of any service items listed in the below fee schedule.

This new user fee schedule adjusts Town fees to reflect current economic conditions while simultaneously providing:

- a new level of value-added services
- the streamlined collection of fees
- user-friendly access to fee information
- improved communication through in-depth descriptions of the actual services provided

The Town's intent is to further enhance services provided to the general public, the citizens of the Town of Buckeye and the Development Community.



Town of Buckeye, Arizona

Development User Fee Schedule

| Effective Date: | |
|------------------------|--|
| | |

The Town of Buckeye has adopted the following Development User Fee Schedule to provide clearly-described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the Town's processes and thereby provide a more cost effective way of meeting the public's needs for services.

The Development User Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into five distinct elements for ease of use as follows. Each section describes the fee structure and services included with those fees.

Section 1: Entitlement, Zoning, Use Permits

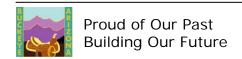
Section 2: Civil Engineering Review

Section 3: Horizontal Construction, Site Preparation, Utilities

Section 4: Vertical Construction, Building and Safety

Section 5: Business Licenses

NOTE: The Town Council will review the User Fee Schedule on an annual basis and reserves the right to adjust fees based on the Consumer Price Index for Urban Communities (CPI-U). Additionally, the Council will undertake a user study every five (5) years to re-evaluate fees based on economic trends and the Town's financial status.



SECTION 1: Entitlement, Zoning, Use Permit

Fee Structure: To allow increased financial flexibility, two fee types are offered. The Developer may either pay from the fee menu below or use a pre-paid draw-down account in which fees, as they are incurred, are drawn from the account.

- Fees
 - o Per services listed in Entitlements Phase
 - o Fees do not include Civil Engineering Plan and Report Review

Services Included Under User Fee Schedule or Draw Down Account

- Consultation Meetings with Town Manager and/or Town Engineer, or Other Town Representative(s)
- Clerical support scheduling meetings, preparing agendas and other general clerical duties in support of project
- Miscellaneous Engineering Coordination (PAC, Development Board, Council and Stipulation Follow-up)
- Design Discussions between Developer or Developer's Engineer with Town Engineer or Town Engineer Designee
- Processing Community Master Plan (CMP) Public Notices and Legal Advertisements.

Additional Services Available:

• Development /Project Status Discovery Meetings: Discovery meetings typically consist of requests for current status of development projects for the purpose of future development. Information requested at these meetings generally include overall project completion status, utility service availability including water and sewer capacity and other due diligence items related to development. Town costs to provide this information include research performed by Town Staff and outside consultants, attendance at meetings with Developers and often written responses.

Note: After Pre Application Conference, all Conceptual or Preliminary Plans or Reports will be charged at the Preliminary Plan / Report review rate (See Civil Engineering Review Section).

| User Fee Description | User Fee |
|---|----------|
| ADMINISTRATIVE FEES | |
| Development / Project Status Discovery Meetings: | |
| : 1st Meeting | \$ 1,200 |
| : 2nd Meeting and Subsequent Meetings | 600 |
| Written Response Related to Development/Project Status Discovery Meetings | |
| : Written Response | 300 |
| : Written Response and Meeting with Staff | 600 |
| Annexations | 4,000 |
| Model Home Complex, Per Application | 450 |
| Model Home Sales Trailer, Per Sales Trailer | 150 |
| Pre Application Conference (PAC) (Non-Engineering) | 800 |
| Property Research (Non Engineering) | 500 |
| Zoning Verification Letter, per request | 250 |
| APPEALS | |
| Planning Director's Decision to BOA (Non Engineering) | 650 |
| MASTER PLANS | |
| Community Master Plans (CMP), Application Fee (Non-Engineering) | |
| : Less than 639 Acres (Planned Area Development (PAD) only) | \$ 8,500 |
| : More than 639 Acres (CMP/Planned Unit Plan/PAD) | 11,000 |
| CMP Amendments, Minor, Base Fee (Non-Engineering) | 6,000 |
| CMP Amendments, Major, Base Fee (Non-Engineering) | 11,000 |
| Planning Unit Plan (Per Report) | 11,250 |

Note: Legal Fees incurred by the Town are not included in the above schedule and are billed separately to the service user.



| User Fee Description | User Fee |
|--|----------|
| CONDITIONAL USE PERMITS | 1 (00 |
| Conditional Use Request (Non-Engineering) DESIGN REVIEW | 1,600 |
| Residential Design Review, 1st Review (Non-Engineering) | 1,100 |
| Residential Design Review, 1st Review (Non-Engineering) Residential Design Review, Subsequent Reviews (Non-Engineering) | 500 |
| DEVELOPMENT CODE | 300 |
| Development Code/Zoning Text Amendment, Initiated by Developer (Non-Engineering) | 2,000 |
| GENERAL PLAN AMENDMENTS | |
| General Plan Amendments, Minor, Base Fee | 4,200 |
| General Plan Amendments, Major, Base Fee | 8,400 |
| LANDSCAPE/HARDSCAPE | |
| Preliminary Landscape Plan, Per Sheet (Engineering) (1st review \$300/sheet, 2nd review included in | 300 |
| 1st review fee, 3rd and subsequent reviews charged per sheet for redlined sheets only) | |
| Landscape Plan Review, Per Sheet (Engineering) (1st review \$600/sheet, 2nd review included in 1st | 600 |
| review fee, 3rd and subsequent reviews charged per sheet for redlined sheets only) | |
| Landscape Plan Review, Per Application (Non-Engineering) | 75 |
| Landscape Plan Review, Per Sheet (Non-Engineering) | 150 |
| REZONINGS | |
| Rezoning Base Fee | 4,500 |
| SITE PLANS | 600 |
| Base Application Fee, Plus | 600 |
| :Administrative Review | 4,000 |
| :Planning Commission Review :Town Council Review | 6,200 |
| SUBDIVISIONS | 7,300 |
| PAC, Development Board, Council and Follow-up (Town Engineer) | 1,400 |
| Abandonment | 2,500 |
| Reversion to Acreage | 1,850 |
| Map of Dedication (per sheet) (Non-Engineering) | 200 |
| Lot Combination | 1,000 |
| VARIANCES | 1,000 |
| Variance/Appeal Residential (Non-Engineering) | 2,600 |
| Variance/Appeal Commercial and Industrial (Non-Engineering) | 2,600 |
| PRELIMINARY PLAT, DEFINED BY LOT | |
| Base Application Fee (Non-Engineering), Plus | 3,900 |
| : Per Lot Fee (Non-Engineering) | 25 |
| Pre-Plat Time Extension | 2,600 |
| FINAL PLAT, DEFINED BY LOT | |
| Base Application Fee (Non-Engineering), Plus | 1,850 |
| : Per Lot Fee (Non-Engineering) | 10 |
| LAND SPLIT / LOT COMBINATION | |
| Land Split, Residential | \$ 1,000 |
| Land Split, Commercial | 1,000 |
| Lot Combination | 1,000 |
| MAPS OF DEDICATION | |
| Maps of Dedication, Per Sheet (Non-Engineering) | 200 |

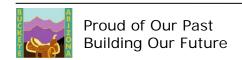
Note: Legal Fees incurred by the Town are not included in the above schedule and are billed separately to the service user.

User Fee Description User Fee

| OTHER FEES | |
|---|---------|
| Formation of Community Facilities Districts | 250,000 |
| Preparation of Development Agreements (does not include any Legal Counsel fees) | 2,000 |
| Preparation of Infrastructure Development Agreement (does not include any Legal Counsel fees) | 5,000 |

END OF SECTION 1

Note: Legal Fees incurred by the Town are not included in the above schedule and are billed separately to the service user.



SECTION 2: Civil Engineering Review

Fee Structure: All civil engineering reviews are fee based as detailed below.

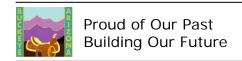
Services Included with Plan or Report Review Fees Payment

- Plan Review Fees for Individual Submittal Fees Collected at Time of Submittal
 - o 1st reviews charged per sheet for each sheet submitted fees paid upon plan submittal.
 - 2nd reviews included in 1st review fees
 - o 3rd and subsequent reviews charged per sheet for each review (per sheet fees charged on <u>redlined</u> <u>sheets only</u>) fees paid upon plan submittal fees paid upon plan submittal.
 - o Final approval of plan set charged at \$100 per plan set approved fees paid upon plan submittal.
 - o Revised Plans charged per sheet for each review (per sheet fees charged on redlined sheets only) until Mylar is submitted for approval fees paid upon plan submittal.
 - Expired plans charged at half (1/2) sheet rate (Plans are expired if the Town Engineer's signature date is over one (1) year old) fees paid upon plan submittal.
- Plan Review Turnaround Time:
 - o Two (2) weeks for each review
- o Expedited Review is one (1) week for each review (with Expedited fee paid Two (2) times original fee NOTE: "redlined sheets" means that a comment has been added to the sheet requiring the Engineer to re-submit a new set of plans which includes the previous redlined plans.
 - Report Review Fees for Individual Submittal <u>Fees Collected at Time of Submittal</u>
 - o 1st reviews charged per report for each report submitted fees paid upon plan submittal.
 - o 2nd reviews included in 1st review fees
 - o 3rd and subsequent reviews charged per report for each review at half (1/2) the 1st review fee fees paid upon plan submittal.
 - o Reports submitted for signature approval charged on a lump sum basis (\$100 per report approved and signed) fees paid upon plan submittal.
 - o Revised Reports charged per report for each review at half (1/2) the 1st review fee until signature approval is reached fees paid upon plan submittal.
 - \circ Expired reports charged at half (1/2) report fee for each review (Reports are expired if the Town Engineer signature date is over one (1) year old) fees paid upon plan submittal.
 - Included in fees are all associated clerical costs for processing and maintaining town records and archiving, preparation of various correspondence from Town Engineer's Office, scheduling meetings regarding review comments and all other associated clerical fees associated with plan review
 - Preparation of Construction Permit Fee Calculations, upon Approval of Plans
 - Report Review Turnaround Time:
 - o Two (2) weeks for each review
- o Expedited Review is one (1) week for each review (with Expedited fee paid Two (2) times original fee Note: Preliminary Plans and Reports are charged the regular 1st and subsequent review fees shown in the table below. The "final" Plans and Reports are also charged the regular 1st and subsequent fees shown in the table below.

| | User Fee | User Fee |
|--|---------------|------------------|
| User Fee Description - Civil Engineering | (1st and 2nd) | (3rd and beyond) |
| PRELIMINARY PLANS / REPORTS / PLATS - CIVIL ENGINEER | RING | |
| Preliminary Plat and Narrative, Per Sheet | \$ 600 | \$ 600 |
| Preliminary Site Plan, Per Sheet | 600 | 600 |
| Preliminary Sewer Plan, Per Sheet | 600 | 600 |
| Preliminary Grading and Drainage Plan, Per Sheet | 600 | 600 |
| Site Plan, Per Sheet | 600 | 600 |
| Final Plat, Per Sheet | 600 | 600 |
| Preliminary Drainage Report, Per Report | 1,000 | 500 |
| Preliminary Water Report, Per Report | 1,000 | 500 |
| Final Signature for Plan Set or Final Report (1 Charge Per Plan Set or | 100 | 100 |
| Report) | | |

| User Fee Description - Civil Engineering | User Fee (1st and 2nd) | User Fee (3rd and beyond) |
|--|------------------------|---------------------------|
| Expedited Turnaround Fees (2 Times Review Fees) | (1st and 2hd) | 2X |
| Other Plan Review - Not Listed Above | \$ 600 | \$ 600 |
| Other Report Review - Not Listed Above | 1,000 | 500 |
| PLAN REVIEW - CIVIL ENGINEERING | 1,000 | 300 |
| Address Map / Street Name Exhibit | | |
| : Less Than 100 Acres, Per Plan Set | 1,000 | 1,000 |
| : More than 100 Acres and Less than 300 Acres, Per Plan Set | 2,000 | 2,000 |
| : More Than 300 Acres, Per Plan Set | 3,000 | 3,000 |
| As-Built Plan (1st and 2nd Reviews included in Construction Permit | Included in | 300 |
| Fee Paid - 3rd and Subsequent Reviews Charged at \$300 per Sheet for | Construction Permit | 300 |
| Red-Lined Sheets Only) | Construction Fermit | |
| Grading and Drainage Plan, Per Sheet | 600 | 600 |
| | 600 | |
| Improvement Plan, Per Sheet | | 600 |
| Map of Dedication (Engineering Review), Per Sheet | 600 | 600 |
| Paving and Concrete Plan, Per Sheet | 600 | 600 |
| Sewer Plan, Per Sheet | 600 | 600 |
| Signing and Striping Plan, Per Sheet | 600 | 600 |
| Street Light Design, Per Sheet | 600 | 600 |
| Traffic Signal Plan, Per Sheet | 600 | 600 |
| Water Plan, Per Sheet | 600 | 600 |
| Final Signature Plan Sets Listed Above (1 Charge Per Plan Set) | 100 | 100 |
| Expedited Turnaround Fees (2 Times Review Fees) | 2X | 2X |
| ALTA Survey Plat Review - No Fee | 0 | 0 |
| Other Plan Review - Not Listed Above | 600 | 600 |
| REPORT REVIEW - CIVIL ENGINEERING | | |
| Community Master Plans, Per Report | 1,000 | 500 |
| Drainage Report, Per Report | 1,000 | 500 |
| Final Drainage Report, Per Report | 1,000 | 500 |
| General Plan Amendment, Per Report | 1,000 | 500 |
| LOMR and CLOMR Approvals, Per Report | 1,500 | 750 |
| Traffic Impact Study / Analysis, Per Report | 1,000 | 500 |
| Wastewater Report / Sewer Report, Per Report | 1,000 | 500 |
| Water Report, Per Report | 1,000 | 500 |
| Final Report Approval (1 Charge Per Report Set) | 100 | 100 |
| Expedited Turnaround Fees (2 Times Review Fees) | 2X | 2X |
| Phase 1 Environmental Studies / Geotechnical Studies - No Fee | 0 | 0 |
| Other Report Review - Not Listed Above | 1,000 | 500 |
| OTHER ENGINEERING SERVICES - CIVIL ENGINEERING | | |
| Specialized Engineering Discipline Plan Review or Design Services | | Lump Sum |
| (Structural, Electrical, etc.) - Fee Determined at Time of Submittal | | |
| Major Infrastructure Plan Review (Built by Developer - Wells, WWTP, | Water Systems, etc.) | _ |
| • Fees paid per project based on sheets submitted at 1st review (fee inclu | | bsequent reviews) |
| ■ Pre-paid deposit account | | |
| Unused balance refundable upon project approval | | |
| : 1 to 49 Sheets Submitted | | 30,000 |
| : 50 to 99 Sheets Submitted | | 50,000 |
| : More than 100 Sheets Submitted | | 100,000 |

END OF SECTION 2



SECTION 3: Horizontal Construction Site Preparation, Utilities

Fee Structure: Fees charged as follows:

- Construction Permit Type (i.e., water, sewer, grading, drainage, etc.)
- Fees Collected at Time of Permit Issuance
- Item / Quantity Fee-Based Calculation
- Fees calculated by Town Engineer or Designee following Civil Engineering Plan Approval and Prior to Permit Issuance
- New Permit Fees represent an average increase of 70% over previous fees. Each item to be constructed will now have an associated fee-based unit cost. With this new fee calculation approach, the Permit Fee will also include the following services which will allow the Developer to budget projects with a definite amount in mind.

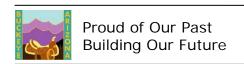
Services Included with Construction Permit Fee Payment

- Pre-Permit Meeting
- Pre-Construction Meeting
- Project Coordination and Tracking
- Initial Visit to Site on First Day of Construction
- Construction Coordination/Management on Behalf of Town Engineer's Office
- Approval of Maintenance and Performance Bonds and Follow-up
- Inspections
- Field Directives and Subsequent Approval
- Re-Inspection of Removal and Replacement of Concrete
- Re-Inspection of Removal and Replacement of Pavement
- Field Testing Inspection and Review
- Material Submittal Review and Subsequent Approval
- As-Built Plan Review:
 - o Two (2) reviews included in permit fee
 - 3rd and subsequent reviews charged on a per sheet basis for redlined sheets only (see Civil Engineering Review Fees)
- Traffic Signal Calculation and Notification (per assessment)
- Project Close-out Process
 - o Meetings and Communications Regarding Close-out of Project
 - o Final Walk
 - o Punch List Inspection
 - o Punch List Follow-up
 - o Bond Reductions or Bond Exonerations
 - o Distribution and Archiving Project Record Documents
 - Warranty Walk
- Clerical Services

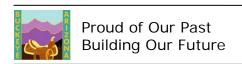
8

- o Scheduling Meetings, Preparing/Processing Correspondence, E-mail Communications
- Public Infrastructure Assurance Agreements
 - Meetings with Developer, Production and Processing
- Certificates of Insurance Compliance Review
- Project Stipulations Tracking Review and Verification
- Temporary Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)
- Full Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)

| User Fee Description | Unit | Unit l | User Fee |
|---|------|--------|----------|
| GRADING CONSTRUCTION PERMITS | | | |
| Base Fee, Plus | | \$ | 65.00 |
| : Less than 5 Acres | SY | | 0.06 |
| : Greater than 5 Acres, less than 20 Acres | SY | | 0.05 |
| : Greater than 20 Acres, less than 50 Acres | SY | | 0.04 |

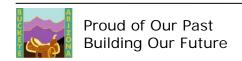


| User Fee Description | Unit | Unit User Fee |
|--|-----------|---------------|
| : Greater than 50 Acres, less than 200 Acres | SY | \$ 0.03 |
| : Greater than 200 Acres | SY | 0.02 |
| Other – Not included above | Cost | 5.0% |
| DRAINAGE CONSTRUCTION PERMITS | | 65.00 |
| Base Permit Fee, Plus | | 65.00 |
| : Storm Drain and Irrigation Pipes | LF | 1.56 |
| : Storm Drain and Irrigation Manholes | EA | 85.00 |
| : Underground Retention | <u>CF</u> | .30 |
| : Headwalls | EA | 90.00 |
| : Catch Basins / Scuppers | EA | 120.00 |
| : Spillway | EA | 65.00 |
| : Drywells | EA | 580.00 |
| : Treatment Chamber | EA | 580.00 |
| : Slope Protection (Rip-Rap, Gabions, Gunnite, etc.) | SY | .65 |
| Other – Not included above | Cost | 5.0% |
| SEWER CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : Sewer Lines | LF | 1.56 |
| : Sewer Service | EA | 33.00 |
| : Manholes | EA | 195.00 |
| : Cleanouts | EA | 52.00 |
| : Drop Connection | EA | 65.00 |
| : Pipe Encasement | LF | 33.00 |
| : Tie-in Fee | EA | 350.00 |
| Other – Not included above | Cost | 5.0% |
| WATER CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : Waterline | LF | 1.56 |
| : Water Service | EA | 33.00 |
| : Flush / Curb Stop / Blow offs | EA | 30.00 |
| : Fire Lines | LF | 1.56 |
| : Fire Hydrants | EA | 65.00 |
| : Backflow Device up to 3 inches | EA | 80.00 |
| : Backflow Device greater than 3 inches | EA | 150.00 |
| : Sampling Station / Air Release Valve | EA | 92.00 |
| : Tapping Sleeve and Valve / Tie-in | EA | 350.00 |
| : Mainline / Lateral / FH Valve | EA | 33.00 |
| : Meter Box | EA | 26.00 |
| Other – Not included above | Cost | 5.0% |
| STREET LIGHT CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : Street Lights | EA | 65.00 |
| STRUCTURES CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : Box Culverts and Wing Walls | Cost | 5.0% |
| Other – Not included above | Cost | 5.0% |
| TRAFFIC SIGNAL CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : Signals | Cost | 5.0% |
| CONCRETE CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| = + | | |



| User Fee Description | Unit | Unit User Fee |
|---|-------------|----------------------|
| : Sidewalk Ramps | EA | \$ 40.00 |
| : Curb and Gutter | LF | 0.32 |
| : Valley Gutter / Apron | SF | 0.40 |
| : Driveway / Alley Apron | EA | 65.00 |
| : Curb Cut Residential | EA | 65.00 |
| : Bus Bay | EA | 520.00 |
| : Return Style Driveway | SF | 0.40 |
| Other – Not included above | Cost | 5.0% |
| PAVING CONSTRUCTION PERMITS | | |
| Base Permit Fee, Plus | | 65.00 |
| : A/C Paving | SY | 0.70 |
| : Mill and Overlay | SY | 0.40 |
| : Slurry / Micro Seal | SY | 0.14 |
| : Rim and Cover Adjustment / Utility Adjustment | EA | 60.00 |
| : Survey Monuments | EA | 25.00 |
| : Street Signs | EA | 25.00 |
| : Barricade / Guardrail | LF | 5.00 |
| : Striping | Cost | 5.0% |
| : Pavement Utility Potholes | EA | 65.00 |
| : Pavement Replacement / Utility Cut (Class 8 Right-of-Way Permit) | | |
| : Less than 100 SY | SY | 26.00 |
| : Greater than 100 SY, less than 500 SY | SY | 7.00 |
| : Greater than 500 SY, less than 1,760 SY | SY | 2.00 |
| : Greater than 1,760 SY | SY | 0.80 |
| Other – Not included above | Cost | 5.0% |
| LANDSCAPING CONSTRUCTION PERMITS (Class 3 Right-of-Way Permit | t) | |
| Base Permit Fee, Plus | | 65.00 |
| : Landscaping Right-of-Way | SY | 0.15 |
| Other | Cost | 5.0% |
| DRY UTILITIES CONSTRUCTION PERMITS (Class 5, 6, 7, 8 Right-of-W | ay Permits) | |
| Base Permit Fee, Plus (Traffic Control Plan Review Included) | | 500.00 |
| : Trenching and Backfill | LF | 1.20 |
| : Manholes / Vaults / Splice and Repair Pits | EA | 50.00 |
| Other – Not included above | Cost | 5.0% |
| RIGHT OF WAY PERMIT REVIEW (Class 1, 2, 3, 7, 8 Right-of-Way Permit | ts) | |
| 1st Review, Per Permit (Traffic Control Plan Review Included) | | 300.00 |
| 2nd Review, Per Permit | | 75.00 |
| 3rd Review, Per Permit | | 75.00 |
| Approval Review, Per Permit | | 75.00 |
| Penalty for Violations of Town Code Chapter 19 and 20 Requirements | | 1,100 |

END OF SECTION 3



SECTION 4: Vertical Construction, Building and Safety

Fee Structure: Fees charged as follows:

- Per services listed in Building and Safety section
- Various fees are based on valuation tables as required by international building codes (See Valuation Chart and Table 1A).
- Expired Permit Fee: 100% of original Permit Fee
 - Expired permits are defined as any work that is not commenced or finished by the permit expiration date.
- Permit Extension Fee: 50% of original Permit Fee, if requested before expiration.
- Permit Refunds: Up to 80% of original Permit Fee
 - o If a permit is issued and no work has commenced prior to the expiration date, the permit holder must request a refund in writing stating the reason for the requested refund. The refund include fees associated with the vertical construction such as building, fence, pool, air conditioning, etc.. The refund will not include plan review fees nor fees for the certificate of occupancy.
- Class Descriptions: Listed in the Town Code
- Standard Permit Review Turnaround: 10 to 15 working days
- Expedited Permit Fee: Two (2) times the Building Permit Fee
- Expedited Permit Review Turnaround: One-half (1/2) of the Standard Permit Review Turnaround.

Services Included under User Fee Schedule

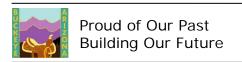
• Associated clerical costs for processing and maintaining Town records and archiving, preparation of various correspondence, scheduling meetings, etc.

| User Fee Description | User Fee |
|--|----------|
| ADMINISTRATIVE FEES / UTILITY FRANCHISE FEES | |
| Building Board of Appeals, Per Appeal | \$ 1,100 |
| Building code modifications, Per Request | 500 |
| Building Code Studies, Per Hour | 225 |
| Inspections (Outside Normal Business Hours (min. 4 hours) | 400 |
| Processing Fee (i.e., Sign Permit) | 55 |
| Re-inspection Fees | 150 |
| Replication of Plans (When Legally Authorized by Architect / Builder) - Plus Actual Cost | 110 |
| Stamping of Additional Approved Plans (After Two Initial Sets), Each | 20 |
| Written Documentation of Code Compliance, Per Request | 330 |
| FIRE PERMIT FEES | |
| Alarms, Per Facility | 300 |
| Sprinklers, Per Facility | |
| : Residential | 250 |
| : Commercial - Under 30,000 sq ft | 250 |
| : Commercial - Over 30,000 sq ft | 575 |
| Ansul Hood System | 225 |
| Propane Tank Cages - Commercial | 300 |
| Propane Tank - Commercial | 250 |
| Temporary Tent / Canopy (Per Tent) | 275 |
| Underground Fire Line (Plus \$.25 per foot) | 200 |
| FM 200 Fire Suppression | 200 |
| Fire Pump Inspection (Each) | 300 |
| Hazardous Work Inspection | 225 |

NOTE: *BOV: Based on Valuation

| User Fee Description | User Fee |
|--|----------|
| License Inspections | |
| : Daycare - Residential | \$ 175 |
| : Daycare - Commercial | 175 |
| : Daycare - Adult Residential | 175 |
| : Skilled Nursing Care | 225 |
| Special Activities or Events | 175 |
| Blasting Operations (Each Site) | 175 |
| Fireworks (Each Location) | 225 |
| LANDSCAPE PERMIT FEES | |
| Commercial Power Pedestal (200 AMP or less), Per Meter | 200 |
| Commercial Power Pedestal (Above 200 AMP), Per Meter | 375 |
| Landscape Permit | BOV* |
| Native Plant Permit, Base Fee | , |
| : Residential | 675 |
| : Commercial | 475 |
| : Per Acre | 240 |
| Native Plant Permit, Per Plant | 20 |
| Native Plant Permit Modification, Base Fee, Plus | 20 |
| : Per Plant Fee | 1 |
| Native Plant Preservation / Relocation Methodology Review | 105 |
| MISCELLANEOUS PERMIT FEES - BASED ON VALUATION | |
| (SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP) | |
| Investigation Fee (Construction Prior to Issuance of Permit) | BOV* |
| Fire Restoration | BOV* |
| Patios, Decks, Ramadas, etc. | BOV* |
| Photovoltaic System - Commercial | BOV* |
| Remodel Fee | BOV* |
| Roof Replacement | BOV* |
| Upgrade AC Unit | BOV* |
| Walls - Retaining and Perimeter | BOV* |
| Water Damage | BOV* |
| Window Replacement | BOV* |
| MISCELLANEOUS PERMIT FEES - FEE-BASED | |
| Building Demolitions, Residential Accessory, Per Structure | 100 |
| Building Demolitions, Structures Other than Single Family Residence, Per Structure | 200 |
| Building Demolitions, Single Family Residence, Per Structure | 200 |
| Building Moving, Per Structure | 3,000 |
| Fence - Residential, Block | BOV* |
| Fence - Residential, Other | BOV* |
| Fire Repair (Repairs Not Requiring Plans), Per Inspection Trip | 200 |
| Flagpole | 200 |
| Garage Conversion | 200 |
| Model Home Complex, Per Application | 175 |
| Model Home Complex, Per House | 100 |
| Model Home Sales Trailer, Per Trailer | 225 |
| Offsite Dirt Hauling Permit, Per Job | 175 |
| Permit Cancellation Fee - Processing Fee | 75 |
| Photovoltaic System - Residential | 275 |
| Propane Tank - Residential | 200 |
| Tropano Tank - Nosidenda | 200 |

NOTE: *BOV: Based on Valuation



| User Fee Description | User Fee |
|---|----------|
| Replace AC Unit - Same Voltage (1 Inspection) | \$ 175 |
| Revision to Standard Plans | 250 |
| Solar Water Heater (PLM Permit Type) | 250 |
| Spas/Hot Tubs/Above-Ground Pools | ' |
| : Above-Ground | 175 |
| : In-Ground | 475 |
| : Pool Heater (Owner/Builder) | 75 |
| Sign Permit | BOV* |
| Sign Permit (Temporary) (base fee plus BOV*) | 45 |
| Swimming Pool (Standard Plans) | 100 |
| Swimming Pools (In-Ground Only) | |
| : Approved Plans | 500 |
| : New Plans | 500 |
| Temporary Trailers, Building Permit/Plan Review | 310 |
| Use Permit, per permit | BOV* |
| Walls - Themed | 400 |
| Water Softener | 150 |
| Miscellaneous Inspections or Services for which no fee is specifically indicated | 100/hr |
| OCCUPANCY PERMIT FEES | |
| Certificate of Occupancy, Residential, Per Residence | 100 |
| Certificate of Completion, Commercial Shell Buildings, Per Building | 100 |
| Certificate of Occupancy, Commercial and Multi-Family Buildings, Per Building | 100 |
| Certificate of Occupancy, Commercial Tenant Improvements, Per Building | 100 |
| Temporary Certificate of Occupancy (TCO) - Permit and Extensions Expire every 30 days: | |
| : TCO (30 Day Expiration or conversion to Final Certificate of Occupancy) | 200 |
| : First Extension of TCO (31 to 90 Days) - Monthly TCO Fee is 10% of Original Building Permit Fee | 10% |
| : Second Extension of TCO (91 to 150 Days) - Monthly TCO Fee is 20% of Original Building Permit | 20% |
| Fee | |
| : Third Extension of TCO (151 to 210 Days) - Monthly TCO Fee is 40% of Original Building Permit | 40% |
| Fee | |

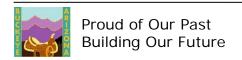
Note: The Town understands that from time to time, supplier schedules, unforeseen construction set-backs and budget challenges with residential and commercial projects will necessitate a request for a TCO. TCO's are intended to be a short-term remedy for these project issues. Additional fees based on the original building permit will be paid by the user / developer to offset costs of the extension of each TCO. TCO fees will be paid on a monthly basis until the TCO is converted to a Full Certificate of Occupancy. The First TCO fee includes the cost to convert from a TCO to a Full Certificate of Occupancy.

| Certificate of Occupancy. | |
|--|----------|
| UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) | |
| Temporary Electrical Services | 175 |
| Temporary Overhead Electrical Services (Sub-contractor) | Lump Sum |
| Temporary Generators, Per Generator | 150 |
| Residential Meter Clearance | 100 |
| Gas Line Residential (New) | BOV* |
| Gas line Residential (Repair) | BOV* |
| Water Heater, Per Unit | 150 |
| Change of Occupancy Permit, Each | 200 |
| MISCELLANEOUS OTHER FEES | |
| Special Events | 200 |
| Sewer Tap | 600 |
| Water Tap | 600 |

NOTE: *BOV: Based on Valuation

| Street Clean-up Fee [20-7-3] Street Light Improvement District (SLID), Residential, Initial Formation (single owner and multiple owner) SLID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) SLID Revision (Per 300 LF of Public Right of Way within an existing SLID) MID, Residential, Initial Formation (single and multiple owner) MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | \$ 1,400 8,000 40 40 8,000 40 40 8,000 8,000 |
|--|--|
| owner) SLID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) SLID Revision (Per 300 LF of Public Right of Way within an existing SLID) MID, Residential, Initial Formation (single and multiple owner) MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 40 8,000 40 40 8,000 |
| Public Right of Way) SLID Revision (Per 300 LF of Public Right of Way within an existing SLID) MID, Residential, Initial Formation (single and multiple owner) MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 40 8,000 40 40 8,000 |
| SLID Revision (Per 300 LF of Public Right of Way within an existing SLID) MID, Residential, Initial Formation (single and multiple owner) MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 8,000 40 40 8,000 |
| MID, Residential, Initial Formation (single and multiple owner) MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 8,000 40 40 8,000 |
| MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 40 40 8,000 |
| Public Right of Way) MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 40 8,000 |
| MID Revision (Per 300 LF of Public Right of Way within an existing MID) SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | 8,000 |
| SLID, Commercial, Initial Formation SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | |
| SLID Revision, Commercial MID, Commercial, Initial Formation MID Revision, Commercial | |
| MID, Commercial, Initial Formation MID Revision, Commercial | 0.000 |
| MID Revision, Commercial | 8,000 |
| | 8,000 |
| PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION | |
| Plot (Site) Plan Review for Residential Homes, Per Plot Plan | 30 |
| Plan Review, 1st and 2nd Review | BOV* |
| Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan | |
| : Less than 3,000 SF | BOV* |
| : Greater than 3,000 SF | BOV* |
| SINGLE FAMILY RESIDENCE | |
| Tract Homes | |
| : Less than 3,000 SF | BOV* |
| : Greater than 3,000 SF | BOV* |
| Expedited Plan Review (2 Times Plans Review Fee) | 2 X |
| Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure | 150 |
| Truss (Deferred) Calculation Review, Residential, 3 rd and Subsequent Review, Per Structure | 100 |
| Custom Homes | |
| : Less than 3,000 SF | BOV* |
| : Greater than 3,000 SF | BOV* |
| Expedited Plan Review (2 Times Plan Review Fee) | 2X |
| Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure | 150 |
| Truss (Deferred) Calculation Review, Residential, Each Subsequent Review, Per Structure | 100 |
| COMMERCIAL BUILDING | |
| Commercial Building | |
| : Less than 10,000 SF | BOV* |
| : Greater than 10,000 SF | BOV* |
| Plan Review, Each Consecutive Review | BOV* |
| Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility | BOV* |
| Truss (Deferred) Calculation Review, Commercial, Per Structure | 150 |
| Truss (Deferred) Calculation Review, Commercial, Over 1 Hour, Per Hour | 150 |
| Commercial Gas Meter Clearance (Provides 1 Inspection) | 175 |
| Commercial Electric Meter Clearance (Provides 1 Inspection) | 175 |
| Gas Line - Commercial | 175 |
| Tenant Improvements | |

NOTE: *BOV: Based on Valuation



| TABLE 1-A | | | | | |
|--|--|-------|---|------|----|
| Total Valuation \$1.00 to \$500.00 | | \$ 33 | - | \$ 3 | 3 |
| Total Valuation \$500.01 to \$2,000.00 | \$33 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000 | 33 | - | 3 | 3 |
| Total Valuation \$2,000.01 to \$25,000.00 | \$97 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000 | 97 | - | 9 | 7 |
| Total Valuation \$25,000.01 to \$50,000.00 | \$545 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000 | 545 | - | 54 | .5 |
| Total Valuation \$50,000.01 to \$100,000.00 | \$897 for the first \$50,000 plus \$9,00 for each additional \$1,000 or fraction thereof, to and including \$100,000 | 897 | _ | 89 | 7 |
| Total Valuation \$100,000.01 to \$500,000.00 | \$1,384 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000 | 1,384 | - | 1,38 | 4 |
| Total Valuation \$500,000.01 to \$1,000,000.00 | \$4,503 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 | 4,503 | - | 4,50 | 13 |
| Total Valuation \$1,000,000.01 and up | \$7,809 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof | 7,809 | - | 7,80 | 19 |



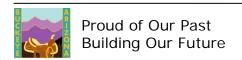
| Valua | tion Chart by Occupancy Group | | | | | | | | | |
|---------|--|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | | Types of Construction/User Fee per Square Foot | | | | | | t | | |
| | Occupancy Group | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
| A-1 | Assembly, theaters, with stage | \$211 | \$204 | \$199 | \$190 | \$178 | \$173 | \$183 | \$163 | \$156 |
| A-1 | Assembly, theaters, without stage | 193 | 186 | 181 | 172 | 160 | 155 | 165 | 145 | 138 |
| A-2 | Assembly, nightclubs | 163 | 159 | 154 | 148 | 139 | 135 | 143 | 126 | 121 |
| A-3 | Assembly, restaurants, bars, banquet halls | 162 | 158 | 152 | 147 | 137 | 135 | 142 | 124 | 120 |
| A-3 | Assembly, churches | 195 | 188 | 183 | 174 | 162 | 157 | 167 | 147 | 140 |
| A-3 | Assembly, general, community halls, libraries, museums | 164 | 157 | 150 | 143 | 130 | 126 | 136 | 115 | 109 |
| A-4 | Assembly, arenas | 192 | 185 | 179 | 171 | 158 | 154 | 164 | 143 | 137 |
| В | Business | 165 | 159 | 153 | 146 | 132 | 128 | 140 | 116 | 111 |
| Е | Educational | 177 | 171 | 166 | 158 | 146 | 139 | 153 | 128 | 123 |
| F-1 | Factory and industrial, moderate hazard | 98 | 93 | 88 | 84 | 75 | 72 | 81 | 62 | 58 |
| F-2 | Factory and industrial, low hazard | 97 | 92 | 88 | 83 | 75 | 71 | 80 | 62 | 57 |
| H-1 | High Hazard, explosives | 92 | 87 | 83 | 78 | 70 | 66 | 75 | 57 | N.P. |
| H-2,3,4 | High Hazard | 92 | 87 | 83 | 78 | 70 | 66 | 75 | 57 | 53 |
| H-5 | НРМ | 165 | 159 | 153 | 146 | 132 | 128 | 140 | 116 | 111 |
| I-1 | Institutional, supervised environment | 165 | 159 | 155 | 148 | 136 | 132 | 144 | 122 | 118 |
| I-2 | Institutional, hospitals | 277 | 271 | 266 | 258 | 244 | N.P. | 252 | 228 | N.P. |
| I-2 | Institutional, nursing homes | 193 | 187 | 182 | 174 | 161 | N.P. | 168 | 145 | N.P. |
| I-3 | Institutional, restrained | 188 | 182 | 176 | 169 | 157 | 151 | 163 | 141 | 133 |
| I-4 | Institutional, day care facilities | 165 | 159 | 155 | 148 | 136 | 132 | 144 | 122 | 118 |
| M | Mercantile | 122 | 117 | 112 | 106 | 97 | 94 | 101 | 84 | 80 |
| R-1 | Residential, hotels | 166 | 160 | 156 | 149 | 137 | 134 | 146 | 123 | 119 |
| R-2 | Residential, multiple family | 139 | 134 | 129 | 122 | 111 | 108 | 120 | 97 | 93 |
| R-3 | Residential, one- and two-family | 131 | 128 | 124 | 121 | 116 | 114 | 117 | 109 | 102 |
| R-4 | Residential, care/assisted living facilities | 165 | 159 | 155 | 148 | 136 | 132 | 144 | 122 | 118 |
| S-1 | Storage, moderate hazard | 91 | 86 | 81 | 77 | 68 | 65 | 74 | 55 | 52 |
| S-2 | Storage, low hazard | 90 | 85 | 81 | 76 | 68 | 64 | 73 | 55 | 51 |
| U | Utility, miscellaneous | 71 | 67 | 63 | 59 | 53 | 49 | 56 | 41 | 39 |

| Valuation Chart for Other Construction (Existing Structures) | | | | |
|---|----------|--|--|--|
| | User Fee | | | |
| Other Types of Construction | per SF | | | |
| Residential Patio Add On | \$ 7.00 | | | |
| Residential Room Addition Add On | 20.00 | | | |
| Improvement - Vanilla Shell | 20.00 | | | |
| Improvement - Office | 20.00 | | | |
| Improvement - Restaurant | 40.00 | | | |
| Improvement - Medical | 50.00 | | | |

Valuation chart may be updated annually in accordance with Building Standards Magazine or as published

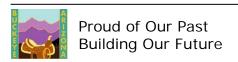
Updated March 1, 2011

END OF SECTION



SECTION 5: Business Licenses

| User Fee Description | User Fee |
|---|----------|
| FEE TYPE | |
| Alarm Agent | |
| Application Fee (Fingerprinting Fee Applicable) | \$ 100 |
| Agent Fee | 100 |
| Alarm Business | |
| Application Fee (Fingerprinting Fee Applicable) | 100 |
| Annual Fee | 100 |
| Care Facilities | |
| Application Fee (Fingerprinting Fee Applicable) | 25 |
| Annual Fee | 40 |
| Carnivals, Circus and Road Shows | - |
| Application Fee | 25 |
| Daily Fee | 100 |
| Contractors and Builders | |
| Application Fee | 25 |
| Annual Fee | 100 |
| Marijuana Dispensaries | |
| Application Fee (Fingerprinting Fee Applicable) | 1,000 |
| Investigation Fee | 1,000 |
| Annual License Fee | 100 |
| Employee Application Fee | 200 |
| Massage Parlor | |
| Application Fee (Fingerprinting Fee Applicable) | 100 |
| Annual License Fee | 100 |
| Employee Application Fee | 100 |
| Mercantile Business – Wholesale and Retail | |
| Application Fee | 25 |
| Annual Fee | 40 |
| Mobile Food Vendors | |
| Application Fee (Fingerprinting Fee Applicable) | 25 |
| Monthly Fee | 50 |
| Annual Fee | 150 |
| Mobile Vendors | |
| Application Fee (Fingerprinting Fee Applicable) | 25 |
| Monthly Fee | 50 |
| Annual Fee | 100 |
| Professional & Personal Services | 100 |
| Application Fee | 25 |
| Annual Fee | 40 |
| Restaurants and Bars | 1 10 |
| Application Fee | 25 |
| Annual Fee | 40 |
| Sexually Oriented Business | <u> </u> |
| Application Fee (Fingerprinting Fee Applicable) | 1,000 |
| Investigation Fee | 1,000 |
| Annual License Fee | 100 |
| Employee Application Fee | 200 |
| Employee Application ree | |



| User Fee Description | User Fee |
|--|----------|
| Solicitors and Peddlers – Fixed Base Business in Buckeye | |
| Application Fee (Fingerprinting Fee Applicable) | \$ 25 |
| Annual Fee | 100 |
| Solicitors & Peddlers – No Business Location in Buckeye | |
| Application Fee (Fingerprinting Fee Applicable) | 25 |
| Annual Fee | 250 |
| Special Event – Sponsors - Each Event | 100 |
| Tattoo and/or Body Piercing Establishment | |
| Application Fee (Fingerprinting Fee Applicable) | 100 |
| Annual Fee | 100 |
| Employee Application Fee | 100 |
| Background and Fingerprinting Fee (Per Applicant) | 50 |
| Late Fee | 25 |
| Reinstatement or Replacement Fee | 25 |

END OF SECTION